

LISTED BUILDING CONSENT REPORT**REF NO:** CM/17/09/L**LOCATION:** Well House
Climping Street
Climping**PROPOSAL:** Application for Listed Building Consent for adaptations to existing garage to form ancillary accommodation to existing house**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The ancillary accommodation will measure approximately 6m x 5.8m x 5m high and will form living accommodation at ground and first floor level.
SITE AREA	Approximately 0.4 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Small tree to rear of the existing garage, not worthy of a Tree Preservation Order.
BOUNDARY TREATMENT	Metal railings to the front of the dwelling approximately 1.4m high. Post and rail timber fencing approximately 1.4m high. Flint wall to the east and west side boundaries approximately 2m high.
SITE CHARACTERISTICS	The site is occupied by a 2 storey detached Grade II Listed Building. Red brick and hanging tile elevations with a gable red tiled roof. Single storey thatched roof annexe, rendered elevations. Detached pitched roof garage, red brick elevations and barn hipped red tiled roof. The garage is located to the south west of the main dwelling. Single storey stable block extending to the rear of the garage. Timber cladding elevations and a corrugated roof. Paddock to the rear of the site
CHARACTER OF LOCALITY	The site is located within a rural area. The area is predominantly characterised by detached 2 storey properties. Open fields to the front and rear of the site.

RELEVANT SITE HISTORY

CM/11/90/L	Application for Listed Building Consent for extension to rear	Refused 30-07-1990
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CM/11/00/L	Application for Listed Building Consent for alterations to front elevation - new side gate, new front gate and railings on front wall, new front door with canopy over after removal of porch	Approve Cond 26-06-2000
CM/16/06/L	Application for Listed Building Consent for adaptations to existing garage to form ancillary accommodation to existing house (Resubmission following CM/12/06/L)	Approve Cond 06-12-2006
CM/8/07/L	Application for Listed Building Consent for the relocation of existing store	Approve Cond 27-03-2007
CM/3/84/L	Alterations to convert existing garage to extension of living room & construction of new double garage	Approve Cond 14-03-1984

REPRESENTATIONS**Representations received:**

Climping Parish Council

No objection.

Comments on Representations received:

Noted

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

County Design: The garage conversion would not adversely affect the setting of the Listed Building.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3 GEN7	Protection of the Countryside The Form of New Development
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PLANNING POLICY GUIDANCE

PPS1 PPG15	Delivering Sustainable Development Planning and the Historic Environment
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed

particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed application seeks consent to undertake works to the existing garage to facilitate accommodation which is to be ancillary to the dwelling house. The existing garage is sited within the curtilage of a Grade II Listed Building.

The proposal would involve the removal of an existing stable block to the rear of the garage and the addition of a front porch. One conservation roof light is proposed within the northern elevation and two in the southern elevation, including internal alterations and ground floor fenestrations. County Design have made no objection to the proposed work as it is not considered to adversely affect the setting of the Grade II Listed Building.

It is therefore recommended that Listed Building Consent is granted subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policies Gen7 and DEV14 of the Arun District Local Plan.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The reconstruction and making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 5 All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policy GEN7 of the Arun District Local Plan.